



**12 The Severals**  
**Bury Road, Newmarket**

**DAVID  
BURR**





## 12 The Severals, Bury Road, Newmarket CB8 7YN

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

An incredibly well-presented and deceptively spacious three-bedroom house measuring in excess of 2,000 sq.ft and boasting a hugely popular setting within The Severals on Bury Road. The property boasts a stylish and high standard finish throughout offering an entrance hall, kitchen/breakfast room, dining room, sitting room, three sizeable bedrooms and three bathrooms. Externally offering a gated setting, under-croft parking and a particularly impressive rear garden. The property also benefits from a residents only leisure facility with a swimming pool and gym.

### A three-bedroom house within The Severals development measuring over 2,000 sq.ft and boasting a high-standard throughout.

**ENTRANCE HALL** Fitted storage and stairs rising to the first floor.

**KITCHEN / BREAKFAST ROOM** A large space with a stylishly fitted kitchen with fitted units and drawers with granite worktops over and an inset double sink and drainer. Integrated appliances include a fridge-freezer and dishwasher, with further space for a freestanding cooker. Ample dining and seating space, windows to rear aspect and French doors opening to the rear garden.

**DINING ROOM** Ample fitted storage, an airing cupboard and window to front aspect.

**CLOAKROOM** Stylishly fitted with a wash hand basin and WC.

#### First Floor

**LANDING** Stairs rising from the ground floor and to the second floor.

**SITTING ROOM** Windows to rear aspect and a stylish gas fireplace.

**BEDROOM 3** Fitted wardrobes, window to front aspect and an **ENSUITE** with a shower cubicle, vanity sink unit, WC and window to front aspect.

#### Second Floor

**LANDING** Stairs rising from the first floor.

**MASTER BEDROOM** Fitted wardrobes, French doors leading to the **BALCONY** and an **ENSUITE** which is extensively tiled with a freestanding bath, double sized shower cubicle, vanity sink unit, WC, heated towel rail and a Velux window.

**BEDROOM 2** Fitted wardrobes, window to front aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, vanity sink unit, WC, heated towel rail and a Velux window.



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## Outside

There is allocated parking for two vehicles directly opposite the property under-croft of the central lawn of The Severals, with additional and ample guest parking at various sections. The front aspect is predominately lawned with a small selection of planted shrubs and plants. The rear garden is incredibly well-presented and predominately paved with a stunning and bespoke water feature. The south-facing garden also backs onto The Severals green and horse-walks.

## Leisure Facility

The leisure facility is private to the grounds and residents of The Severals. Offering a swimming pool and a small gym area on the basement level of the main building.

**SERVICES** Gas fired central heating. Mains gas, water, drainage and electricity. Note none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND** G.

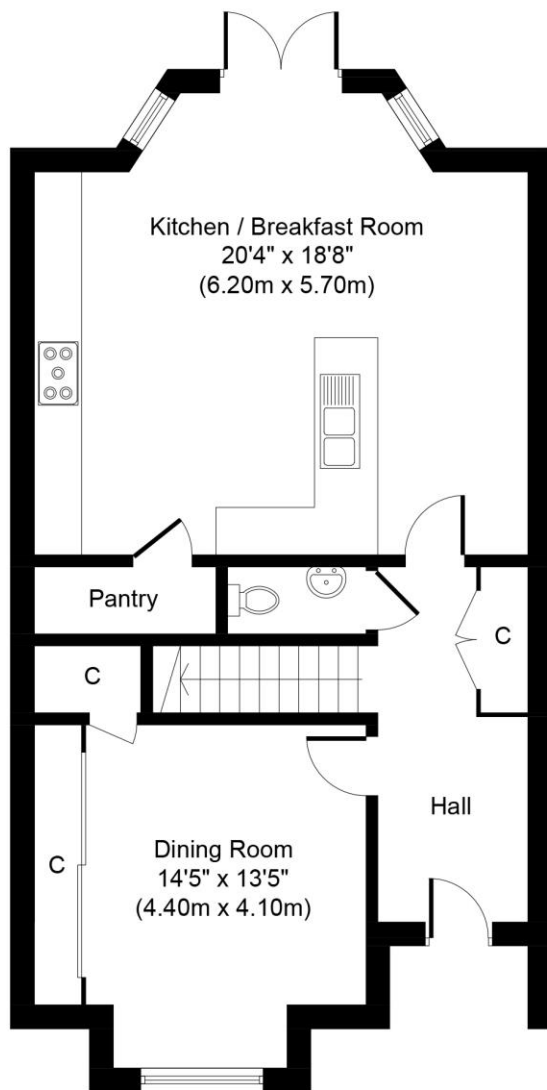
**EPC** C.

**TENURE** Leasehold. There is a yearly service charge of approximately £4,400 and a yearly ground rent of £200.

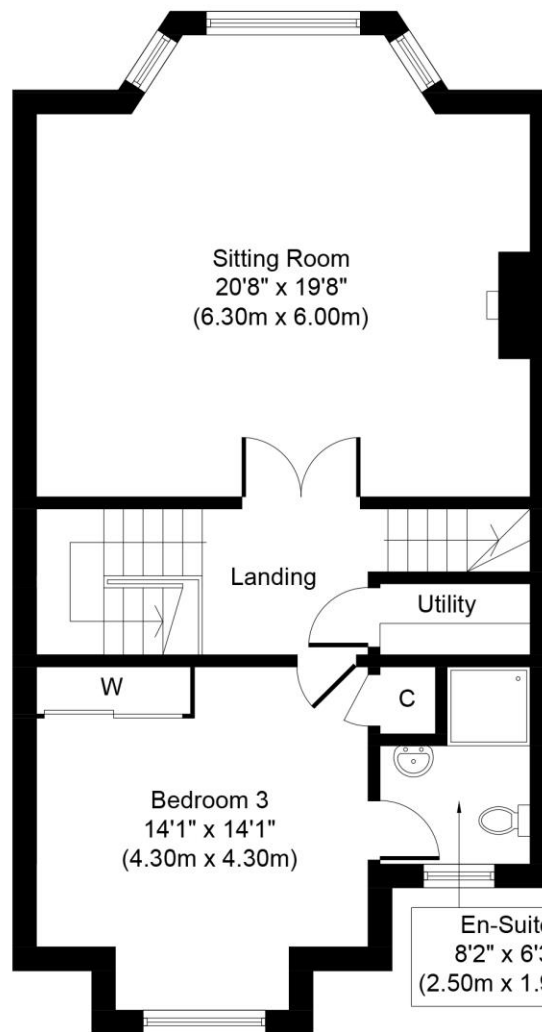
**WHAT3WORDS** profited.dent.cried

**VIEWING** by prior appointment only through David Burr Estate Agents.

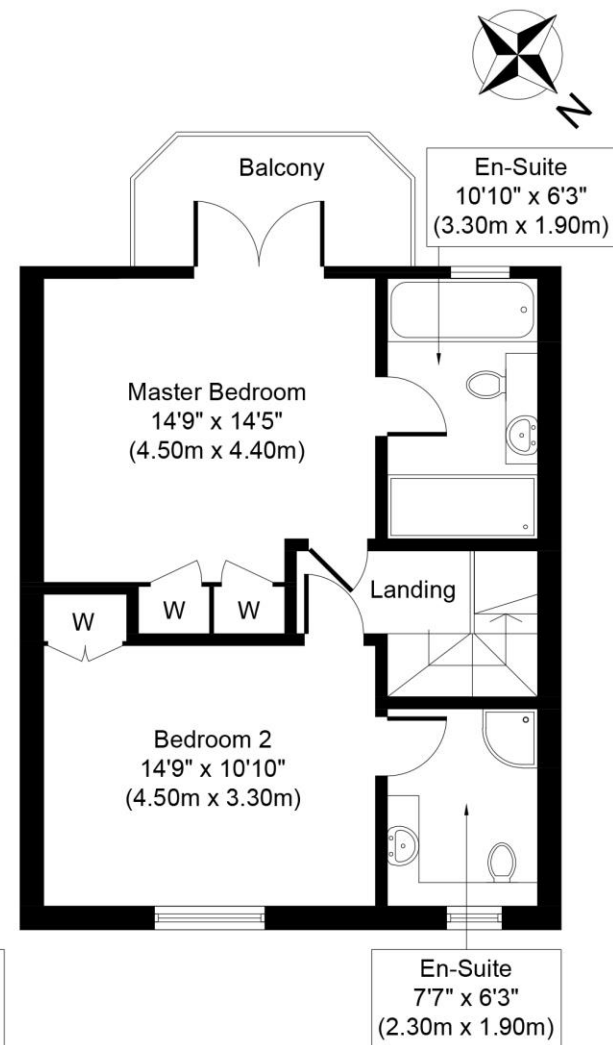




**Ground Floor**  
Approximate Floor Area  
739 Sq. ft.  
(68.7 Sq. m.)



**First Floor**  
Approximate Floor Area  
739 Sq. ft.  
(68.7 Sq. m.)



**Second Floor**  
Approximate Floor Area  
535 Sq. ft.  
(49.7 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



